

## RS MEANS DATA

### RS Means Values Used for Calculating Fair Rental Value (FRV) - Re (12 VAC 30-90-36)

RS Means Publication Date	Jan-15	Jan-16	Jan-17	Jan-18	Jan-19	Jan-20	Jan-21	
RS Means Factors for DMAS As Of Date	7/1/2015	7/1/2016	7/1/2017	7/1/2018	7/1/2019	7/1/2020	7/1/2021	
Applies to State Fiscal Year	2016	2017	2018	2019	2020	2021	2022	
Three Quarter Sq Ft. Cost ( Sch R Line 2)	\$197	\$199	\$200	\$206	\$215	\$224	\$226	
Historical Cost Index	204.9	206.2	207.3	213.6	222.9	232.2	234.6	
Sch R. Line 3 (% annual change)	1.0184	1.0063	1.0053	1.0304	1.0435	1.0417	1.0103	
Sch R Line 9 (% change since 7/1/2000)	1.742	1.753	1.763	1.816	1.895	1.975	1.995	
Location Factors (percentage) (Sch R Line 5)								
220-221	Fairfax	93.4	95.6	93.6	92.9	92.8	92.8	92.0
222	Arlington	94.1	96.2	93.9	93.7	93.3	93.6	92.6
223	Alexandria	94.3	95.6	93.3	93.2	92.8	93.3	93.4
224-225	Fredericksburg	92.1	94.2	92.0	91.5	90.5	90.0	90.5
226	Winchester	92.2	93.5	92.7	92.2	91.2	90.7	89.3
227	Culpeper	91.4	93.6	91.3	91.0	92.6	92.1	91.7
228	Harrisonburg	85.8	85.5	84.8	85.4	84.7	86.3	89.1
229	Charlottesville	86.0	86.1	85.7	86.5	85.8	87.4	88.7
230-232	Richmond	87.1	86.1	87.3	89.5	88.9	88.1	88.8
233-235	Norfolk	86.4	86.1	85.5	86.6	86.5	86.7	86.7
236	Newport News	86.1	85.9	85.8	86.0	85.8	85.9	86.5
237	Portsmouth	84.5	84.4	83.1	83.1	82.7	85.4	85.3
238	Petersburg	86.0	86.1	87.4	87.6	87.0	87.7	88.6
239	Farmville	78.5	78.3	78.8	80.4	82.4	84.1	84.5
240-241	Roanoke	85.6	85.8	85.0	88.3	87.7	88.9	87.0
242	Bristol	80.0	79.7	79.0	82.0	81.4	81.8	81.6
243	Pulaski	80.9	80.7	79.9	82.7	85.0	84.8	85.8
244	Staunton	83.2	83.0	81.9	84.5	84.3	85.6	85.5
245	Lynchburg	85.0	85.1	83.9	88.7	87.8	88.2	87.9
246	Grundy	78.9	78.7	77.8	79.9	81.2	81.5	83.2

**Construction Cost Limit Per Bed - Re 12VAC30-90-31:**

Applies to Calendar Year	2015	2016	2017	2018	2019	2020	2021
Per Bed National Avg. Cost - 3/4 Unit Cost per Sq. Ft.	\$197.00	\$199.00	\$200.00	\$206.00	\$215.00	\$224.00	\$226.00
Per Bed National Avg Cost Limit - 385 Sq Ft. per bed	\$75,845	\$76,615	\$77,000	\$79,310	\$82,775	\$86,240	\$87,010

## Per Bed Construction Cost Limit Per Location Factor

220, 221	Fairfax	70,839	73,244	72,072	73,679	76,815	80,031	80,049
222	Arlington	71,370	73,704	72,303	74,313	77,229	80,721	80,571
223	Alexandria	71,522	73,244	71,841	73,917	76,815	80,462	81,267
224, 225	Fredericksburg	69,853	72,171	70,840	72,569	74,911	77,616	78,744
226	Winchester	69,929	71,635	71,379	73,124	75,491	78,220	77,700
227	Culpeper	69,322	71,712	70,301	72,172	76,650	79,427	79,788
228	Harrisonburg	65,075	65,506	65,296	67,731	70,110	74,425	77,526
229	Charlottesville	65,227	65,966	65,989	68,603	71,021	75,374	77,178
230-232	Richmond	66,061	65,966	67,221	70,982	73,587	75,977	77,265
233-235	Norfolk	65,530	65,966	65,835	68,682	71,600	74,770	75,438
236	Newport News	65,303	65,812	66,066	68,207	71,021	74,080	75,264
237	Portsmouth	64,089	64,663	63,987	65,907	68,455	73,649	74,220
238	Petersburg	65,227	65,966	67,298	69,476	72,014	75,632	77,091
239	Farmville	59,538	59,990	60,676	63,765	68,207	72,528	73,523
240241	Roanoke	64,923	65,736	65,450	70,031	72,594	76,667	75,699
242	Bristol	60,676	61,062	60,830	65,034	67,379	70,544	71,000
243	Pulaski	61,359	61,828	61,523	65,589	70,359	73,132	74,655
244	Staunton	63,103	63,590	63,063	67,017	69,779	73,821	74,394
245	Lynchburg	64,468	65,199	64,603	70,348	72,676	76,064	76,482
246	Grundy	59,842	60,296	59,906	63,369	67,213	70,286	72,392